



Punjab Government Gazette

EXTRAORDINARY

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GOVERNMENT OF PUNJAB

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING-1 BRANCH)

NOTIFICATION

The 4th June, 2025

No. 10/02/2025-5HG1/768.- Whereas, Residential plots, commercial and other properties are allotted through draw of lots and e-auction by the Special Development Authorities constituted under the Administrative Control of the Department. As per prevalent policies, in case of Sale of Plots through Draw of lots, 75% payment can be paid in 60 days from the date of allotment and the allottee is given 5% rebate on the balance 75% payment of the plot. Alternatively, balance 75% payment can be paid in 7 half yearly installments along with interest at the rate of 12.00% and in case of the e-auction, balance 75% payment of the plot can be paid in 120 days and the allottee is given 7.50% rebate on this balance payment. Alternatively, Balance 75% payment of the plots/sites can be paid in 08 half yearly installments with 9.50% interest.

Whereas in order to encourage the allottees/bidders of residential plots, commercial and other properties for making lump sum payment of the 75% payment of the plot/site to the Department, the Governor of Punjab is pleased to notify this policy as follows:

Reserve price of all the sites i.e., residential plots/commercial plots/sites shall be fixed 10% more than the rate determined as per the set formula of the Authority and if it is felt that reserve price is required to be fixed more than 10%, a committee consisting of Additional Chief Administrator of the Authority, Chief Accounts Officer/Senior Accounts Officer/ Accounts Officer and concerned Estate officer of the Authority shall fix the rate at which reserve price may be fixed.

For 25% Payment of cost of plot sold through Draw

1. Applicant will deposit 10% of the total cost of plot along with the application form.
2. Successful applicants will be issued Letter of Intent and will be required to deposit 15% amount along with 2% cancer Cess within 30 days from the issuance of Letter of Intent

3. In case of failure to deposit 15% amount within stipulated time, Letter of Intent is liable to be cancelled. However, this period of 30 days can be further extended up to maximum 30 days by concerned Estate officer subject to the prior written request stating reasonable grounds by the applicant before the expiry of period mentioned in the Letter of Intent for depositing 15% payment. The extension shall be subject to the payment of Surcharge @ 1.5% flat and Penal Interest at the rate of 18% per annum for the delayed period.
4. The allotment letter shall be issued after the receipt of 25% payment and 2% Cancer Cess and the allottee shall be allowed permission to mortgage his plot/site in the allotment letter. The allottee will not have to apply for permission to mortgage separately.

For 25% Payment of cost of plot/sites sold through Auction

- I. Applicant will deposit the required eligibility fees at the time of applying for bidding.
- II. 10% payment of the plot/site after adjusting eligibility fee (paid online) plus 2 per cent cancer Cess in addition to the Bid amount shall be paid within maximum of 5 working days of the Authority from the date of bid acceptance conveyed on SMS/E-mail by the Authority.
- III. In case the bidder does not deposit the above-mentioned amount within the stipulated period then the eligibility fee shall stand forfeited and the bidder shall have no claim for refund.
- IV. After receipt of 10+2% amount, the Allotment letter shall be issued within 30th day of the depositing the amount. 15% (Fifteen Percent) of the total bid price will be deposited within 7 working days from the date of issuance of Allotment letter.
- V. The allottee shall be allowed permission to mortgage his plot/site after depositing the required 25% payment and 2% Cancer Cess in the allotment letter and he/she will not have to apply for permission to mortgage separately.

Payment of Balance 75% amount in the case of allotment through draw and Auction

1. Allottee can avail 15% discount on the cost of plot by depositing the balance amount in lump sum as per table below: -

Amount to be deposited	Period for deposit
50% Balance amount	Within 90 days from the issuance of Letter of Intent in case of plot allotted through draw and from the issuance Allotment letter in case of plot/site allotted through Auction
10% Remaining amount (After 15% rebate on offer of possession).	Within 30 days from the offer of possession of plot
If allottee fails to deposit this 10% amount within stipulated period of 30 days, then rebate shall be cancelled.	

OR

2. Allottee can also opt to pay balance 75% amount in 12 quarterly installments with first installment falling due after 3 months from date of issuance of Letter of Intent along with 12% interest.

Sr. No.	Date of Installment (Quarterly)	Principal Amount	Interest (@12%)	Total
1.	DD.MM.YYYY	.....	.....	.....
2.	DD.MM.YYYY	.....	.....	.....
3.	DD.MM.YYYY	.....	.....	.....
4.	DD.MM.YYYY	.....	.....	.....
5.	DD.MM.YYYY	.....	.....	.....
6.	DD.MM.YYYY	.....	.....	.....
7.	DD.MM.YYYY	.....	.....	.....
8.	DD.MM.YYYY	.....	.....	.....
9.	DD.MM.YYYY	.....	.....	.....
10.	DD.MM.YYYY	.....	.....	.....
11.	DD.MM.YYYY	.....	.....	.....
12.	DD.MM.YYYY	.....	.....	.....
Total		.....	.....	.....

3. In case of Installment payment plan, Penal Interest as detailed below shall be charged for the delay in depositing the installments: -

If the delay is for the period up to one year	Penalty @12+3% shall be Charged
If the delay is for the period up to two years	Penalty@ 12+4% shall be Charged
If the delay is for the period more than two years.	Penalty @12+5% shall be Charged

4. In case any installment or a part there of is not paid even after this said period, both in the case of draw and Auction, the process for the resumption of the site shall be initiated as per the provisions of PRTPD Act, 1995 and 10% of consideration money, interest and other dues payable shall be forfeited.

The other terms and conditions shall remain applicable as per notification no. 10/02/2025-5HG1/226 dated 20.02.2025.

Chandigarh
The 4th June, 2025

VIKAS GARG, I.A.S
Principal Secretary, Govt. of Punjab,
Department of Housing and Urban Development